



55 Gloster Drive, Nyetimber

Guide Price £400,000



55 Gloster Drive

A deceptively spacious semi-detached family home having a landscaped westerly facing rear garden with garden/bar room.

- Semi-Detached House
- Sitting Room
- Kitchen/Dining Room
- Cloakroom/WC
- Three Double Bedrooms
- Gas Fired Central Heating and Double Glazing
- Games Room/Outbuilding
- Resin Driveway leading to Integral Garage
- Enclosed Rear Garden

A bright and spacious family home conveniently located close to local schools and the villages of Rose Green and Nyetimber. This three double bedroom family home is well presented and a viewing is highly recommended.

The accommodation briefly comprises welcoming entrance hallway, cloakroom with WC, sitting room, dining area with double doors giving access to the rear garden and opening to the kitchen which overlooks the rear garden.

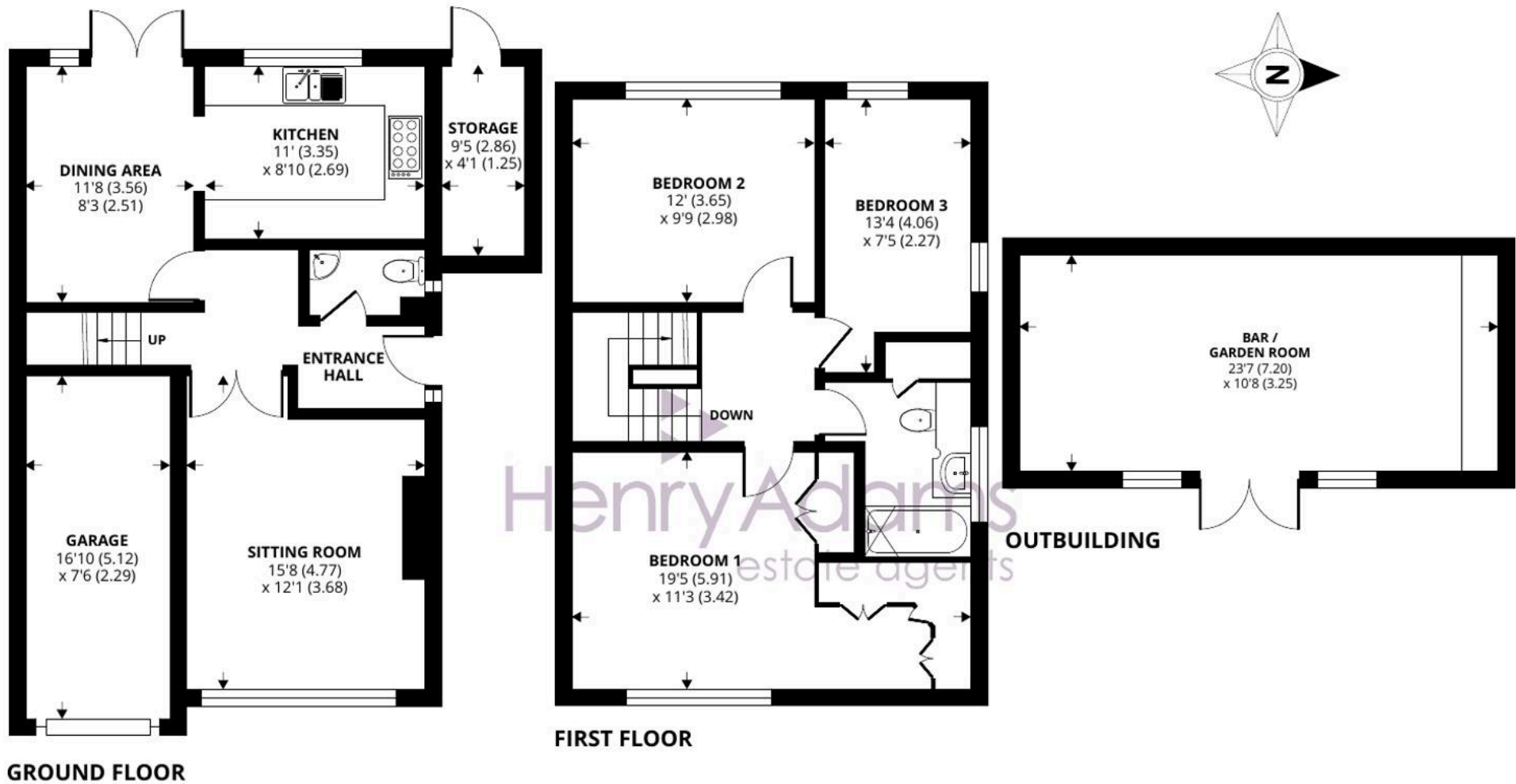
On the first floor, there are three double bedrooms, bedroom one having plenty of built-in wardrobes and family bathroom with mixer shower above the bath.

The property also benefits from gas fired central heating and double glazing.









Gloster Drive, Bognor Regis

Approximate Area = 1052 sq ft / 97.7 sq m

Garage = 120 sq ft / 11.1 sq m

Outbuildings = 290 sq ft / 26.9 sq m

Total = 1462 sq ft / 135.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1229244

Outside, the resin driveway provides ample off-road parking and leads to an integral garage, accessed via an electric roller door and having power and lighting. The landscaped rear garden has a patio area, laid to lawn and laid resin to the rear where the useful garden room is located, this is ideal for entertaining as a games room, workshop or home office. External water supply plus electric point and gated side access. There is an additional brick built storage area accessed from the rear garden with power and lighting.

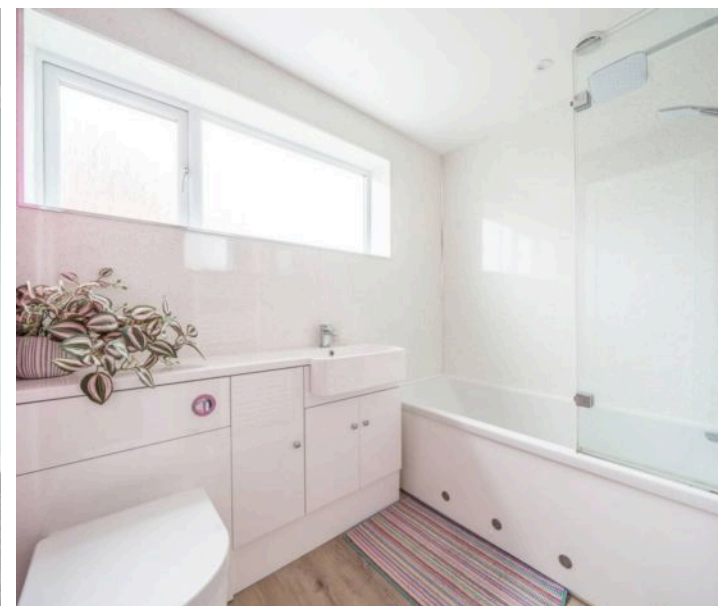
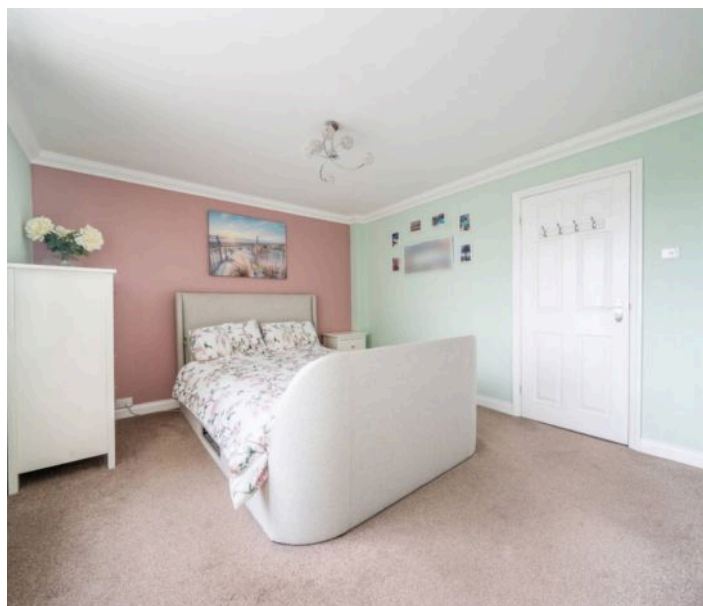
Nyetimber is located to the west of Bognor Regis within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience food store, post office, newsagents and a number of traditional public houses. Local infants and junior schools can be found at the nearby village of Rose Green, as well as further local shops and facilities. Bus services pass nearby that give access to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///modem.blazing.nuance

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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